

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE:

July 7, 2010

AGENDA DATE:

July 14, 2010

PROJECT ADDRESS: 525 Conejo Road (MST2010-00139)

TO:

Susan Reardon, Senior Planner, Staff Hearing Officer

FROM:

Planning Division, (805) 564-5470

Renee Brooke, AICP, Senior Planner PLB

Roxanne Milazzo, Associate Planner

I. PROJECT DESCRIPTION

The 6,531 square foot project site has frontage on Conejo Road and Conejo Lane. Previous development on site consisted of a single-family residence, which was destroyed in the Tea Fire. The proposed project involves the construction of a 1,622 square foot single family residence and one uncovered parking space. The new residence has been designed with a pitched roof which will increase the building height by seven feet over what previously existed. The discretionary applications required for this project are Modifications to permit new construction within the required thirty-five foot (35') front and both fifteen foot (15') interior setbacks (SBMC §28.15.060).

Date Application Accepted: May 24, 2010

Date Action Required: August 24, 2010

П. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project as submitted.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:

Paul Zink

Property Owner: Ronald & Laura Bonneau

Parcel Number: 019-062-004

Lot Area:

6,531 sf

General Plan:

Major Hillside

Zoning:

A-1

Existing Use:

Vacant – Tea Fire

Topography:

27% Slope

Adjacent Land Uses:

North - Vacant

East - Conejo Road

South - Vacant

West - Conejo Lane

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B. PROJECT STATISTICS

Previously Existing

Proposed

Living Area

1.084 sf

1,622 sf

C. PROPOSED LOT AREA COVERAGE

Building: 1,652 sf 25%

Hardscape: 2,000 sf 31%

Landscape: 2,879 sf 44%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.43

Proposed FAR: 0.25

= 57.3% of Max. Allowed FAR

IV. <u>DISCUSSION</u>

The proposed project involves the construction of a new two-story, single family residence on a lot previously developed with a single story (with crawl space underneath) residence that was destroyed in the Tea Fire. The proposed residence will maintain the same location as the former house, which was located within the Conejo Lane front setback and both interior setbacks. The proposed plan incorporates a pitched roof for the residence and converts 538 square feet of the previously existing understory to additional habitable space. The previous development provided one uncovered parking space within the front and interior setbacks. The proposed project may maintain the one uncovered parking space, per SBMC §28.87.038, since the additional floor area proposed does not constitute a 50% addition over what previously existed.

Staff supports the requested Modifications to allow for an expanded residence within the same footprint as the previous house, on a lot constrained with steep slopes, two street frontages, and a lot area incompatible with the A-1 Zone's required setbacks. The project was reviewed by the Single Family Design Board on May 24, 2010 and received favorable comments related to its size, bulk, and scale.

V. FINDINGS

The Staff Hearing Officer finds that the Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure an appropriate improvement on the lot. The proposed encroachments into the front and interior setbacks allow for a single family residence to be replaced and modestly upgraded on a lot with several development constraints.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated May 23, 2010
- C. SFDB Minutes

Contact/Case Planner: Roxanne Milazzo, Associate Planner

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Phone: (805) 564-5470

PAUL R. ZINK, AIA

779 Calabria Drive Santa Barbara, CA 93105 (805) 569-3909 zinkaia@aol.com

May 23, 2010

Planning Division City of Santa Barbara P.O. Box 1990 Santa Barbara, CA 93102-1990

RE:

Modification Application for 525 Conejo Road APN: 019-062-004 Zoning Ax / Riviera, Cielito

Dear Planning Staff,

We are seeking three (3) modifications to rebuild a single family residence that was destroyed by the Tea Fire. The former house was a single story 1,084 sf with no covered parking provided. We are proposing a two story 1,622 sf with no covered parking provided. The proposed house is being constructed in the same location of the former house. The former house is located within the front yard setback and the two (2) interior yard setbacks. The original house had a flat roof design and we are proposing a 4:12 pitch roof.

A survey of the Site after the fire was completed by Chris Gilmour in January 2009. This is the record of the concrete foundation of the former structure.

The property is located on Conejo Road which has a history of landslide activity. A site specific soils report has been completed by Grover Hollingsworth and Associates, Inc dated April 2010 which outlines the foundation requirements for rebuilding on this parcel. The City Council recently amended the Municipal Code chapter 22.90 pertaining to construction in the vicinity of the Conejo Road landslide which allows for the rebuilding of this house lost due to the Tea Fire.

The project went to the Single Family Design Board (SFDB) for review of the architectural design and comments about the requested modifications on May 24, 2010. The consent reviewer felt the pitch roof design was an improvement over the flat roof of the former structure. There is no change to the 8'-1" plate height for the house located in the 15' interior sideyard setback areas. We are proposing to increase the plate height from 8'-1" to 10'-1" of a portion of the structure located in the 35' front yard setback. The SFDB reviewer believes this will create more architectural interest in the building. The project will return to the SFDB after the modifications are approved for building materials, details, and color palate review.

The permitted former structure did not contain a garage. There was a field change that approved the carport conversion into habitable space under permit #4505, issued on August 28, 1963. The resulting condition was one uncovered parking space provided in the interior side yard setback. We are not proposing to change this parking condition. We are allowed to increase the house size up to 50% of the existing permitted house without upgrading the parking to the current code standards of two covered

parking spaces, 20'x20' minimum interior clear distance. We are proposing to create a new habitable lower level under the former main level. This additional square footage will be less than 50% of the former structure thus upgrading the parking will not be required.

It should be noted that in the site specific soils report the Geotechnical Engineer strongly recommends that the City's Tier 3 SWMP Program requirements not be applied to this parcel. See page 26. They require that the plans have certain drainage control measures put into place and that the construction plans be reviewed by Grover Hollingsworth and Associates, Inc. prior to the start of construction.

This replacement house is in a neighborhood that is in the process of rebuilding after the Tea Fire. We are one of many homes lost in this area that are going through the Staff Hearing Officer process to rebuild the lost structure with some modern features. The process of rebuilding after such a devastating lost has been difficult on the Owners.

If you have any questions please call 805-569-3909.

Sincerely,

Paul R, Zink, AIA

525 CONEJO ROAD – SINGLE FAMILY DESIGN BOARD REVIEW

5/24/2010

Continued indefinitely to the Staff Hearing officer with comments: 1) The Modification requests are acceptable. 2) The size, bulk, and scale are acceptable. 3) The 10 foot plate in center is acceptable. 4) Return to Consent Calendar with a color board and railing detail. 5) Study the 4' roof overhang at the rear.